



Hill Avenue, Grantham



- Popular Residential Location
- 3 Bed Detached Chalet Bungalow
- Approx 1/3 Acre Plot
- Huge Potential
- Close To Local Amenities
- Open-Plan Lounge / Dining Room
- Freehold
- EPC rating D



**\*\*GUIDE PRICE £310,000 - £335,000\*\*** Located on a pretty tree lined avenue, and close to the beautifully maintained Wyndham Park, is this detached home that is positioned on a stunning plot and offers a huge degree of flexibility and potential that will appeal to a vast array of differing buyers. The accommodation extends to approximately 1,300 square feet, with the ground floor comprising of an Entrance Hall, Lounge, Dining Room, Kitchen, Downstairs Shower Room, and a Double Bedroom / Second Reception Room. To the first floor there are Two Further Bedrooms. The property also features UPVC double glazing, and gas central heating powered via a modern boiler. Outside there is a delightful front garden adding to this lovely home's kerb appeal, driveway parking for several cars, as well as a tandem garage with workshop space to rear. The rear of the home is an enclosed rear garden of a generous proportion to enjoy a summers day

### ACCOMMODATION

### ENTRANCE PORCH

### ENTRANCE HALL





### LOUNGE

3.65m x 4.39m (12'0" x 14'5")

### DINING ROOM

3.76m x 3.68m (12'4" x 12'1")

### KITCHEN

3.3m x 3.24m (10'10" x 10'7")

### FAMILY ROOM / BEDROOM THREE

3.64m x 4.43m (11'11" x 14'6")

### SHOWER ROOM

1.5m x 3.02m (4'11" x 9'11")

### LANDING

### BEDROOM ONE

4.64m x 3.64m (15'2" x 11'11")

### BEDROOM TWO

4.72m x 4.99m (15'6" x 16'5")

## EXTERIOR

## TANDEM GARAGE

## WORKSHOP

## GRANTHAM

The property is conveniently located within walking distance of Wyndham Park Nursery School and Wyndham Park itself, the Kesteven & Grantham Girls' School and is on a bus route to town.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band D.

## DIRECTIONS

From High Street continue onto Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Take the right turn at the Manthorpe Road traffic lights onto Belton Lane and the first right turn onto Hill Avenue itself. The property is on the left-hand side after Signal Road





### AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

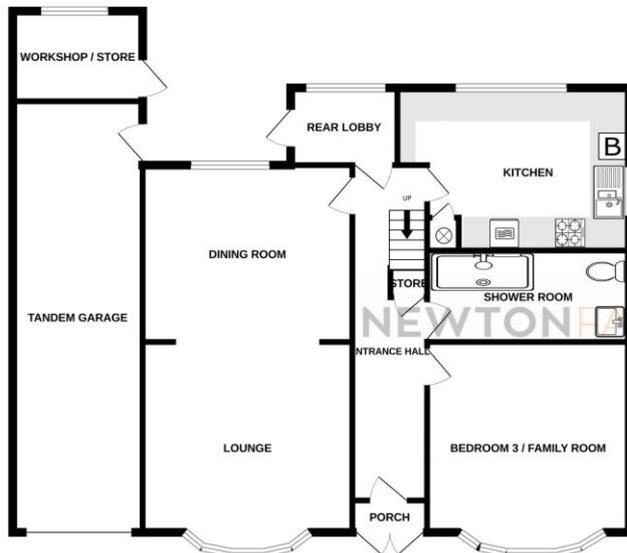
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

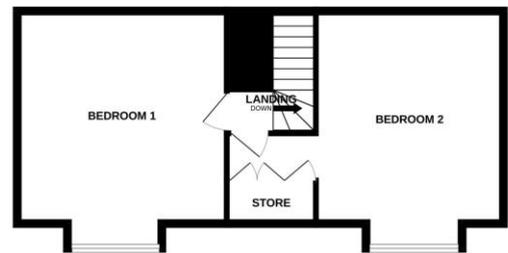


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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